

059.0

0004

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card /  
803,300 /Total Parcel  
803,300

USE VALUE:

803,300 /

803,300

ASSESSED:

803,300 /

803,300

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
97		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MINOGUE AINE/ TRUSTEE	
Owner 2: MOUSSEN REALTY TRUST	
Owner 3:	

Street 1: 19 FLETCHER ST	
Street 2:	

Twn/City: AYER	
St/Prov: MA	Cntry:
Postal: 01432	Type:

PREVIOUS OWNER
Owner 1: MINOGUE AINE -
Owner 2: -
Street 1: 19 FLETCHER ST
Twn/City: AYER
St/Prov: MA
Postal: 01432

NARRATIVE DESCRIPTION
This parcel contains 4,033 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2355 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 4033 Sq. Ft. Site 0 70. 1.34 6																				

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4033.000	419,500	5,100	378,700	803,300		39452
							GIS Ref
							GIS Ref
							Insp Date
							08/28/18

Total Card	0.093	419,500	5,100	378,700	803,300	Entered Lot Size
Total Parcel	0.093	419,500	5,100	378,700	803,300	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	341.10	/Parcel: 341.1	Land Unit Type:
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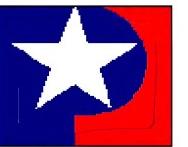
PREVIOUS ASSESSMENT								Parcel ID	059.0-0004-0010.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	104	FV	419,800	5100	4,033.	378,700	803,600	803,600 Year End Roll	12/18/2019
2019	104	FV	325,000	5100	4,033.	373,300	703,400	703,400 Year End Roll	1/3/2019
2018	104	FV	324,900	0	4,033.	286,700	611,600	611,600 Year End Roll	12/20/2017
2017	104	FV	304,400	0	4,033.	270,500	574,900	574,900 Year End Roll	1/3/2017
2016	104	FV	304,400	0	4,033.	248,900	553,300	553,300 Year End	1/4/2016
2015	104	FV	270,800	0	4,033.	232,600	503,400	503,400 Year End Roll	12/11/2014
2014	104	FV	270,800	0	4,033.	214,200	485,000	485,000 Year End Roll	12/16/2013
2013	104	FV	281,900	0	4,033.	214,200	496,100	496,100	12/13/2012

SALES INFORMATION								Parcel ID	059.0-0004-0010.0
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINOGUE AINE,	74589-203	1	5/1/2020	Convenience	10	No	No		
MOUSSEN REALTY	74450-316	1	4/10/2020	Convenience	10	No	No		
MINOGUE AINE,	73931-102	1	12/31/2019	Convenience	10	No	No		
MEYERS RUSSELL	28269-240		3/6/1998	Family	150,000	No	No	Y	

TAX DISTRICT								PAT ACCT.
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2012	748	Manual	9,414					INSULATE / WEATHER

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Result	By	Name				
2/5/2020	Mail Update								JO	Jenny O					
8/28/2018	MEAS&NOTICE								BS	Barbara S					
2/27/2009	Meas/Inspect								372	PATRIOT					
1/8/2000	Mailer Sent														
1/8/2000	Meas/Inspect								277	PATRIOT					
7/28/1993									TH						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	5 - Asbestos			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1916	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%									Exterior:	No Unit	RMS	BRS	FL	
Prim Int Wall:	2 - Plaster			Functional:			%									Interior:	1	6	2		
Sec Int Wall:		%		Economic:			%									Additions:	1	5	2		
Partition:	T - Typical			Special:			%									Kitchen:					
Prim Floors:	3 - Hardwood			Override:			%									Baths:					
Sec Floors:		%		Total:	31	%										Plumbing:					
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>												Electric:					
Subfloor:				Basic \$ / SQ:	170.00									Heating:							
Bsmnt Gar:				Size Adj.:	1.09585989									General:	2	11	4				
Electric:	3 - Typical			Const Adj.:	0.94990498																
Insulation:	2 - Typical			Adj \$ / SQ:	176.964																
Int vs Ext:				Other Features:	101500																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:		Adj Total:	608013																
% Com Wall:		% Sprinkled:		Depreciation:	188484																
				Depreciated Total:	419529																
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:																					
Model:								Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 059.0-0004-0010.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>		
3	Garage	D	Y		120X20	A	AV	1916	21.25	T	40	104			5,100		5,100				
More: N	Total Yard Items:	5,100		Total Special Features:					Total:	5,100											